

STANDARD APPLICATION

Harford County
Board of Appeals

Bel Air, Maryland 21014

JAN

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Case No. 5587Date Filed 12/22/06

Hearing Date _____

Receipt _____

Fee \$450.00

Shaded Areas for Office Use Only

Type of Application

☐ Administrative Decision/Interpretation☐ Special Exception☐ Use Variance☐ Change/Extension of Non-Conforming Use☐ Minor Area Variance☐ Area Variance☒ Variance from Requirements of the Code☐ Zoning Map/Drafting Correction

Nature of Request and Section(s) of Code _____

CASE 5587 MAP 25 TYPE VarianceELECTION DISTRICT 03 LOCATION 3313 & 3317 Sharon Rd., Jarrettsville, MDBY Harriet M. Schneider, 3313 Sharon Road, Jarrettsville& Thomas M. Carrigan & Anna M. Carrigan, 3317 Sharon Road, JarrettsvilleAppealed because a variance pursuant to Section 267-34C, Table II of the HarfordCounty Code to create 2 lots with less than the required 200' lot width (158' and 160'proposed) in the Ag District requires approval by the Board.

NOTE: A pre-conference is required for property within the NRD/Critical Area or requests for an Integrated Community Shopping Center, a Planned Residential Development, mobile home park and Special Exceptions.

Applicant/Owner (please print or type)

Name Harriet M. Schneider & Thomas M. Carrigan & Anna M. Carrigan Phone Number 410-557-8122Address 3317 Sharon Road/3313 Sharon Road Jarrettsville MD 21084
*Street Number Street City State Zip Code*Co-Applicant Marie T. Whyte Phone Number _____Address 3313 Sharon Road, Jarrettsville, MD 21084
*Street Number Street City State Zip Code*Contract Purchaser N/A Phone Number _____Address _____
*Street Number Street City State Zip Code*Attorney/Representative Wilson Deegan & Associates, Inc. Phone Number 410-893-3700Address 2309 Bel Air Road, Suite C. Fallston MD 21047
Street Number Street City State Zip Code

Land Description

Address and Location of Property 3313-3317 Sharon Road, Jarrettsville, MD 21084

Subdivision N/A Lot Number N/A

Acreage/Lot Size 9.614 Election District 03-05 Zoning AG

Tax Map No. 25 Grid No. 3-B/C Parcel 80 Water/Sewer: Private XX Public

List ALL structures on property and current use: 2 Houses and 1 small barn - Residential Use

Estimated time required to present case: 0.5 hour

If this Appeal is in reference to a Building Permit, state number N/A

Would approval of this petition violate the covenants and restrictions for your property? No

Is this property located within the County's Chesapeake Bay Critical Area? Yes No X

If so, what is the Critical Area Land Use designations: N/A

Is this request the result of a zoning enforcement investigation? Yes No X

Is this request within one (1) mile of any incorporated town limits? Yes No X

Request

Variance pursuant to Section 267-33C, Table II of the Harford County Code to Subdivide 1 Lot with less than the required 200 foot lot width in an Agricultural District.

Justification

The property was purchased by the applicants in January 1972 and was improved with (2) residential dwellings. The two houses were built in the early 1960's and predate current Harford County Zoning Regulations. At the time of construction these dwellings could have existed as separate parcels. We believe the property is unique and the approval of this subdivision would not be detrimental to adjacent properties or materially impair the purpose of the code or the public interest.

If additional space is needed, attach sheet to application. In answering the above questions, please refer to the Requirements that pertain to the type of approval request. (Special Exception, Variance, Critical Area or Natural Resource District (NRD) Variance, etc.)

